

# Fact Sheet

## Cibolo Canyon Conservation and Improvement District No. 1 - Revised Draft of the Proposed Development Agreement - (Includes revisions through April 1, 2002)

This document is not intended to be a complete summary of the Development Agreement between the City of San Antonio, the Cibolo Canyon Conservation and Improvement District No. 1 and Lumbermen's Investment Corporation. A complete Proposed Development Agreement Draft may be viewed at City Hall at the City Clerk's Office or the Public Information Office, at any City Library, or on the Internet at [www.sanantonio.gov](http://www.sanantonio.gov).



### ❖ Special Purpose District

#### ❑ Parties Involved

- ◆ The Agreement is a proposed contract between the City of San Antonio, Lumbermen's Investment Corporation and the Special Purpose District.

#### ❑ Legislative Authority

- ◆ City Council endorsed State legislation authorizing the creation of the District on March 8, 2001. As part of the legislation, a Development Agreement approved by City Council will be executed prior to creation of the District.
- ◆ Senate Bill 1629 established the Cibolo Canyon Conservation and Improvement District No. 1 in May 2001. Creation of the District is subject to a Confirmation Election of the District's property owners.
- ◆ The District will be governed by a Board of Directors chosen by the District's property owners. The Board will also include an ex-officio member appointed by the City Council.

#### ❑ Taxing Jurisdictions

- ◆ All taxing entities that currently collect taxes from this area, including Alamo Community College District, Bexar County, University Health System, North East Independent School District and Judson Independent School District, will continue to benefit from tax revenues during the term of the District.

#### ❑ Location

- ◆ The proposed District is located outside of the San Antonio city limits, in the City's extraterritorial jurisdiction, within Bexar County.
- ◆ The District consists of 2,861 acres.
- ◆ The property is bordered by Bulverde Road to the west, Evans road to the south, Cibolo Creek to the east and north where Bulverde Road turns into Smithson Valley Road.

#### ❑ Powers

- ◆ The District has all of the powers and duties provided by the general law of the State of Texas for a municipality as limited by Senate Bill 1629. The District does not have the power of eminent domain outside the District, nor can it expand its boundaries.
- ◆ The District may impose: property taxes; sales/use taxes; hotel occupancy taxes; assessments; and impact fees.
- ◆ The District's revenues may be used for: the payment of debt; maintenance and operating expenses; administrative expenses; and infrastructure.

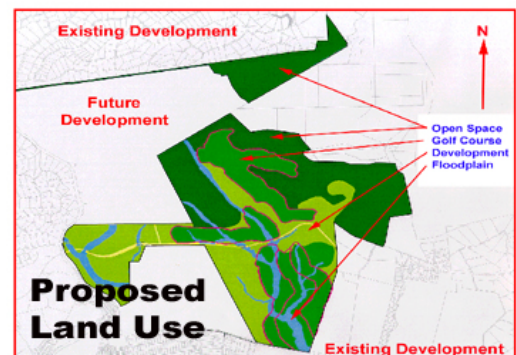
- ◆ The District will not have the power of eminent domain outside of its property lines, nor can the District expand its jurisdiction.

#### ❑ District Amenities

- ◆ The District will include at least one Hotel, two 18-hole golf courses and certain public improvements.
- ◆ A second Hotel and a third golf course are planned.

#### ❑ Term

- ◆ The term of the District is 13 years for the purpose of property tax collections, which will result in less than 14 years of hotel and sales tax collections.



### ❖ Public Improvements

#### ❑ Improvements provided by the District

- ◆ The Developer will donate approximately 1,100 acres of open space, valued at \$13-16 million, which will provide access to open space.
- ◆ The Cibolo Canyon Boulevard Extension includes a four-lane divided roadway from Highway 281 and Stone Oak Parkway to Bulverde Road. The project cost is estimated at \$3.5 million.
- ◆ Two traffic signals on Bulverde Road at Marshall and Evans Road are estimated to cost \$530,000 for construction.
- ◆ Trail Head improvements and land at a cost of \$365,000 will provide access to the public and include parking and restrooms.

#### ❑ Improvements provided by the Developer

- ◆ **Water and Sewer to Date** – Includes water and sewer improvements that have been previously paid by the Developer. Estimated cost is \$5.5 million.
- ◆ **On-site/Off-site Sewer Line** – Includes acquisition of off-site sanitary sewer easements and improvements to the Steubing line. Includes construction of sanitary sewer lift station, gravity mains and related improvements. Estimated cost is \$4.4 million.
- ◆ **On-site Water** – Water system improvements along roadways and public easements. Estimated cost is \$2.8 million.
- ◆ **Major Thoroughfare Roadway Improvements** – Includes the Cibolo Canyon Blvd., comprised of four lanes divided. It also includes the Judson Road extension, the north-south collector comprised of two lanes, which is consistent with the City's Major Thoroughfare Plan at an estimated cost of \$11.5 million.

- ◆ In exchange for the Developer donating 1,100 acres of open space as originally proposed, the Developer will now be reimbursed for the 865-acre golf course sites. The estimated value of the golf course sites ranges from \$17.3 - \$25.9 million. The final value will be determined after independent appraisals are conducted by the City and the Developer.
- ◆ A third appraisal will be conducted if the results of the independent appraisal are more than 10 percent apart.
- ◆ The Developer may be required to purchase additional land outside of the District to comply with federal mitigation requirements.
- ◆ The District will be responsible for the costs of all water quality monitoring, conservation and construction compliance improvements required by the Environmental Management Plan costing approximately \$10 million over the term of the District.

❑ **Improvements provided by Bexar County**

- ◆ Bexar County has agreed to pay for two low water crossings along Evans Road, projected to cost \$2.4 million.

❖ **Environmental Management Plan**

- ❑ The San Antonio Water System (SAWS) will approve and monitor the Environmental Management Plan.
- ❑ The Plan is intended to insure the protection and non-degradation of the Edwards Aquifer and would be the most stringent plan of its kind in the San Antonio metropolitan area.
- ❑ A three-member geological team has conducted a geological assessment of possible sensitive features and determined which features should be protected.
- ❑ The Plan will include Best Management Practices, requiring storm water runoff to meet drinking water standards.
- ❑ Sensitive recharge features will be protected by a minimum buffer of 60-100 feet.
- ❑ Irrigation ponds must be lined and storm water treated prior to leaving the golf course.
- ❑ The Development is restricted to a 15 percent impervious cover requirement.
- ❑ The Plan also requires proper storage, handling and management of all materials such as pesticides, fertilizers and solvents utilized in golf course operations.
- ❑ The use of underground storage tanks for hazardous materials and on-site sewage facilities are prohibited.
- ❑ Aboveground storage tanks will be required to have double-walled tanks and piping.
- ❑ The golf courses will be required to use organic or biological methods of controlling pests. Only after these methods have been exhausted will chemical applications be performed.
- ❑ All chemicals must be approved by SAWS and cannot be used within the Buffer Zones.
- ❑ Irrigation of the golf courses will be designed to maximize water conservation.
- ❑ Water quality testing will consist of sampling surface water, leachate and groundwater. The testing will be the responsibility of the golf course operator.
- ❑ The Edwards Aquifer will be monitored.
- ❑ The District is required to have a Letter of Fiscal responsibility for enforcement actions for \$1 million.
- ❑ The Developer will give up vested rights to develop 1,812 acres, thereby being subject to the restrictions of the Aquifer ordinance of the City once the Hotel is constructed.
- ❑ The Developer must deliver to SAWS leased water rights equal to twice the estimated water use.

- ❑ Leased water rights must be replaced with purchased rights at the time the construction begins for the third golf course, eight years after the Hotel is completed, or annexation by the City, whichever takes place first.

❖ **Revenues**

- ❑ The District will collect revenues of between \$51.7 and \$61.3 million over the term of the District.
- ❑ \$15.1 million will be used for operating expenses.
- ❑ \$35.5 million will be used for debt service.
- ❑ \$1.1 million is left for project balance.
- ❑ The total estimated tax revenues received, plus the value of City projects and the open space donation, equals to a community benefit of \$93.4 to \$131.7 million.
- ❑ For every public dollar invested in the project, the City will see a return of nine dollars in private investment.

❖ **Annexation**

- ❑ At the end of the term, the City may annex the District at which point the appraised value is estimated to have reached approximately \$485.7 million. Therefore, taxes from the annexed area will generate approximately \$5.3 - \$6.8 million annually for the City of San Antonio.
- ❑ The City will have the option to annex at the end of the seventh year.

❖ **Living Wage Provision**

- ❑ A guaranteed minimum hourly wage of \$7.00 per hour for the first full year after completion of the Hotel, and \$8.50 thereafter.

❖ **The Development Agreement proposes the following benefits to San Antonio:**

- ❑ Two PGA Golf Courses and a Learning Center
- ❑ Marriott Resort Hotel (500 rooms)
- ❑ Donation of 1,100 acres of open space
- ❑ Trail Head improvements that allow access to open space
- ❑ Major Thoroughfare Construction (Cibolo Canyon Extension)
- ❑ Two low water crossing improvements (Evans Road)
- ❑ Stringent environmental protection measures
- ❑ A living wage provision

❖ **The Development Agreement proposes the following environmental protection measures:**

- ❑ Golf Course Environmental Management Plan
- ❑ Approval of Development Plans by SAWS and Edwards Aquifer Authority
- ❑ Water Monitoring Plan
- ❑ Water quality monitoring for surface and ground water
- ❑ Nutrient budgeting
- ❑ Turf analysis
- ❑ Control strategy for pesticides
- ❑ Water conservation improvements
- ❑ Letter of Credit for aquifer contamination clean up for \$1 million
- ❑ Impervious cover limitation of 15 percent
- ❑ Limitations on the use of on-site Trinity Aquifer wells
- ❑ Compliance with City's Tree Preservation Ordinance

**Final Public Hearing**

- ★ **Thursday, April 4, 2002 6:00 p.m.**  
City Council Chambers  
(The public hearing will be broadcast LIVE on cable channel 21)